



**ORANGE COUNTY
HOUSING DEPARTMENT**

**Orange County Housing Authority
(OCHA) Board Meeting**

February 15th, 2024

Shorter agenda for tonight's meeting

- Minutes & Member Updates
- Program Manager Report
 - Updates
 - Moving to Work
 - HOTMA
 - Waitlist
 - Spring Event
- Set Agendas
- Adjournment

Opening meeting items

- Minutes from December
 - Motion to approve
- Member updates

Program Manager Report



Successful utilization continues

December 2023

Number of Vouchers	687
Number of Participants (including POV, VASH)	644
Voucher Utilization	94%
HAP Utilization	100%

POV – Port-Out Voucher
PIV – Port-In Voucher
VASH – Veterans Affairs Supportive Housing
HAP -- Housing Assistance Payment



Expenses still increasing

HAP DETAIL

Type	Vouchers	Amount
Regular Vouchers	593	\$476,061
Mid-Month Lease-Ups	6	\$3,564
VASH (Veterans Affairs Supportive Housing)	20	\$13,321
POV (Port-Out Voucher)	5	\$7,172
HOV (Homeownership)	4	\$2,585
FYI (Foster Youth to Ind.)	2	\$2,264
EHV (Emergency Housing)	14	\$12,770
Total	644	\$517,737

Port-Ins remaining steady

- 23 Port-In Vouchers, \$24,718 HAP
- Down from 24 in previous month

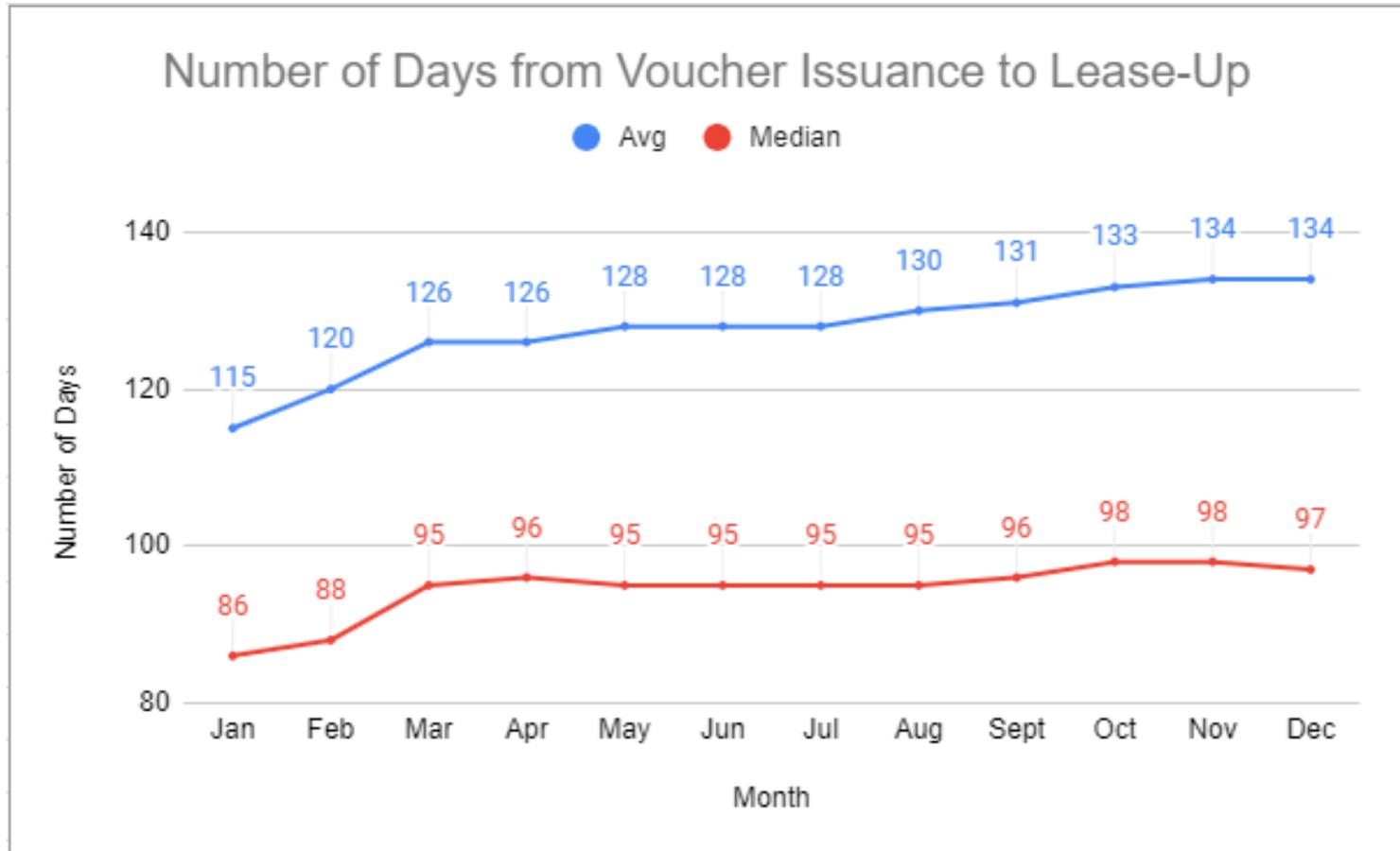
Leasing levels off, PUC keeps climbing

Month	Actual UML	Vouchers In Search	Actual HAP	New Vouchers	Per Unit Cost
Jan '23	583	79	\$402,949	4	\$691
Feb '23	583	78	\$408,077	7	\$700
Mar '23	583	80	\$402,687	11	\$691
Apr '23	583	81	\$409,211	2	\$702
May '23	593	83	\$431,892	4	\$728
Jun '23	612	85	\$446,794	6	\$730
Jul '23	619	88	\$436,442	5	\$705
Aug '23	628	86	\$442,867	4	\$705
Sep '23	635	87	\$474,913	1	\$748
Oct '23	628	86	\$442,867	4	\$705
Nov '23	636	73	\$505,834	2	\$795
Dec '23	638	73	\$514,173	3	\$806
TOTAL	(12 Mo.)			53	\$721

Previous Year-End UMLs	
2019	490
2020	489
2021	566
2022	575
2023	638

UML – Unit Month Leased
PUC – Per Unit Cost
HAP – Housing Assistance Payment

Lease-up times hold steady



Terminations, Evictions and Appeals - January

- Terminations: 4 in January
 - 2 voluntary, 2 deceased
- Evictions: 0

Terminations, Evictions and Appeals

- Informal Hearings: 1
 - 1 income dispute – denied
 - CashApp becoming a contentious point for income calculations

Program Updates

- Moving to Work
 - Application denied
- HOTMA
- Waitlist and consulting
- Spring Event

Other Stuff



What agenda items would the board like for the rest of the year?

- Approving HOTMA changes to admin plan (March)
- Pursue collaboration with other advisory boards (e.g. Affordable Housing Advisory Board)?
- Your ideas

Wrap Up



Questions

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